

PLANNING DIVISION

TEMPORARY USE PERMIT

DATE OF PERMIT ISSUANCE: November 18, 2010

LAND USE ACTION FILE NO.: LUA10-071, TP

PROJECT NAME: Bryant Motors Temporary Use Permit

PROJECT MANAGER: Rocale Timmons, Associate Planner

OWNER/APPLICANT/CONTACT: Russell Bryant
Bryant Motors, Inc.
1300 Bronson Way N
Renton, WA 98057

PROJECT LOCATION: 1300 Bronson Way N

DATE OF EXPIRATION: November 18, 2011

PROJECT DESCRIPTION: The applicant is requesting a Tier II Temporary Use Permit in order to continue to temporarily site parking/storage for large vehicles, including large trucks and buses. The site is 14,454 square feet in size. Along the north boundary of the property there is a 6-foot high chain link fence with curtain slats for the length of the property. A Temporary Use Permit, for large vehicle temporary parking, was issued for the site on July 30, 2008 and expired on July 30, 2010 (LUA08-077, TP, ECF).

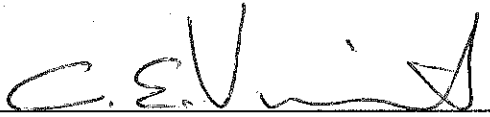
As part of the original Temporary Use Permit the applicant planted off-site landscaping to screen the temporary parking area on the north side of the existing chain link fence. The offsite landscaping consisted of a 4-foot wide evergreen shrub line with beauty bark, on the abutting property to the north also owned by Bryant Motors, Inc. Additionally, a 6-foot high chain link fence, along Meadow Ave N, was constructed as part of the original approval.

No grading, permanent structures, or other permanent improvements are included in the proposal. The subject site is designated Commercial Arterial (CA) on the City's zoning map.

The following Tier II Temporary Use Permit is hereby approved and subject to the following conditions:

CONDITIONS OF APPROVAL:

- 1) Access to the temporary parking area shall be restricted to the abutting alley only.
- 2) No bus or truck parking shall be allowed on the following streets: N 2nd Street, Bronson Way N, and Meadow Ave N. Large vehicle parking, along the east side of Garden Ave N, shall be restricted to a one hour maximum during business hours for Bryant Motors Inc. Temporary large vehicle parking on weekends will be allowed on Garden Ave N; all vehicles must be moved to the temporary storage area, by 9:00 am, on the following business day.
- 3) The applicant shall continue to actively work with the City on redevelopment plans for the entirety of the Bryant properties in the area, within reason considering annually reviewed economic and market conditions. Within two years from the issuance of the temporary use permit, the applicant shall submit to the City preliminary architectural plans and redevelopment scenarios for the subject property that create the most desirable and beneficial uses for the applicant, the neighborhood, and the City.
- 4) The applicant's compliance with the conditions mentioned above will be subject to the review and approval of the Planning Division for the duration of the temporary use. If conditions of approval are not met the Administrator may revoke the temporary use permit upon ten (10) days' written notice, unless an emergency exists, in which case the Administrator may declare such an emergency and immediately revoke the temporary use permit.


C.E. "Chip" Vincent, Planning Director
Planning Division

11/18/10
Date

APPEALS: Appeals of permit issuance must be filed with the City of Renton Hearing Examiner by 5:00 p.m. on December 2, 2010. Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

EXHIBIT 2

